



# **PLANNING COMMISSION AGENDA REPORT**

*VIII. 4*

MEETING DATE: SEPTEMBER 13, 2004

ITEM NUMBER:

SUBJECT: PLANNING APPLICATION PA-04-17  
1992 ANAHEIM AVENUE

DATE: SEPTEMBER 2, 2004

FOR FURTHER INFORMATION CONTACT: WENDY SHIH, ASSOCIATE PLANNER (714) 754-5136

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## **DESCRIPTION**

The applicant is requesting approval of a variance from driveway landscaping requirement (10 ft. required; 0 ft. proposed); design review for a second floor addition to an existing residence; construct a new, two-story duplex at the rear of the lot; and a minor modification for driveway width (16 ft. required; 12 ft. proposed).

## **APPLICANT**

LamTristan Nguyen is representing the property owner, Nguyen and Duong General Partnership.

## **RECOMMENDATION**

Approve by adoption of Planning Commission resolution, subject to conditions.

  
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WENDY SHIH  
Associate Planner

  
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PERRY L. VALANTINE  
Asst. Development Services Director

## PLANNING APPLICATION SUMMARY

Location: 1992 Anaheim Ave. Application: PA-04-17

Request: Variance from driveway landscaping requirement (10 ft. required; 0 ft. proposed), design review for a second floor addition to an existing residence and to construct a new, two-story duplex at the rear of the lot, and a minor modification for driveway width (16 ft. required; 12 ft. proposed)

### SUBJECT PROPERTY:

Zone: R2-HD  
 General Plan: High Density Residential  
 Lot Dimensions: 56.78 ft. x 194.2 ft.  
 Lot Area: 11,026 sq. ft.  
 Existing Development: Single-family residence with a single-car garage.

### SURROUNDING PROPERTY:

North: All surrounding properties  
 South: are residentially zoned  
 East: and developed with  
 West: zoning designation of R2-HD

## DEVELOPMENT STANDARD COMPARISON

Development Standard                      Required/Allowed                      Proposed/Provided

<b>Lot Size:</b>		
Lot Width	100 ft.	56.78 ft.*
Lot Area	12,000 sq. ft.	11,026 sq. ft.*
<b>Density:</b>		
Zone	1 du/3,000 sq. ft.	1 du/3,675 sq. ft.
General Plan	1 du/2,178 sq. t.	Same as above
<b>Building Coverage:</b>		
Buildings	N/A	27% (2,963 sq. ft.)
Paving	N/A	31% (3,469 sq. ft.)
Open Space	40% (4,410 sq. ft.)	42% (4,594 sq. ft.)
TOTAL	100%	100% (11,026 sq. ft.)
Rear Yard Coverage:	25 % (284 sq. ft.) max.	10% (112 sq. ft.)
Building Height:	2 stories/27 ft.	2-stories/ 25 ft. max.
Ratio of 2 <sup>nd</sup> floor to 1 <sup>st</sup> floor**:	80% recommended	Front Bldg. 75% (822 sq. ft./1,090 sq. ft.) Rear Bldg. 84% (1,612 sq. ft./1,922 sq. ft.)
<b>Setbacks (new structure):</b>		
Front (distance between buildings)	10 ft.	71 ft.
Side (left/right)	5 ft./5 ft.	Front Bldg. 12 ft./4 ft.* Rear Bldg. 5 ft./5 ft.
2 <sup>nd</sup> Floor Side (left/right)**	10 ft. average recommended	Front Bldg. 16.4 ft. avg./11.2 ft. avg. Rear Bldg. 10 ft./10 ft.
Rear (1 <sup>st</sup> floor/2 <sup>nd</sup> floor)	10 ft./20 ft.	17.6 ft./20 ft.
<b>Parking:</b>		
Covered	3	5
Open	6	4
Guest	2	2
TOTAL	11 Spaces	11 Spaces
Driveway Width:	16 ft.	12 ft.***
Parkway Landscaping:	10 ft. wide/ 3 ft. min. dimension	0 ft.****

CEQA Status Exempt, Class 3  
 Final Action Planning Commission

\*Existing nonconforming.

\*\*Design Guidelines

\*\*\*Minor Modification requested

\*\*\*\*Variance requested

**BACKGROUND/PROJECT DESCRIPTION**

The subject site is developed as a single-family residence with an attached single-car garage. The applicant is proposing to add a second floor to the residence, and construct a 2-story duplex with attached 4-car garage at the rear of the lot.

**ANALYSIS***VARIANCE (LANDSCAPE PARKWAY)/MINOR MODIFICATION (DRIVEWAY WIDTH)*

The existing residence has a 12 ft. left (north) and a nonconforming 4 ft. right (south), side setback. It is situated on a lot with nonconforming lot width and area (100 ft. wide and 12,000 sq. ft. required; 56 ft. wide and 11,026 sq. ft. existing). There is an existing 12 ft. wide driveway along the left (north) side leading to the back of the lot. Since the applicant proposes a new duplex on the property, the driveway will become a common driveway serving three units, triggering a landscaped parkway and new driveway width requirements.

The zoning code requires a 16 ft. width for driveways serving two or more units, and requires landscape parkways with a combined width of 10 ft. to be provided along the sides of common driveways. The applicant is requesting a minor modification to allow a 12 ft. wide driveway to serve these three units, and a variance to deviate from landscaping on either side of the driveway. Since the lot is only 56 ft. wide and the existing structure is set back 12 ft. from the left (north) side property line, the required 16 ft. wide driveway and 10 ft. of parkway landscaping cannot be provided without demolishing a portion of the residence.

The original intent of the driveway landscaping requirement was to provide visual relief for driveways serving multiple-family or common interest developments, where driveways are often longer (e.g., 300 ft. deep lots). The shorter depth of this lot (194 ft.), and the resultant shorter length of the driveway (106 ft.), reduces the visual impact the driveway will have. Also, it is an existing driveway and the view of the driveway from the street will not change as a result of the new duplex at the rear. The existing 12 ft. wide driveway will still provide adequate on-site circulation for 3 units.

*MINOR DESIGN REVIEW*

Any two-story construction that results in 3 or more units on a property is subject to a design review, which requires Planning Commission consideration. This allows review of the structure's scale, site planning, landscaping, appearance, and any other applicable features relative to a compatible and attractive development.

The proposed construction meets or exceeds all residential development standards and the intent of the design guidelines. Although the rear structure has a second-to-first floor ratio of 84% (1,612 sq. ft./1,922 sq. ft.), it incorporates variable rooflines and multiple building planes to break up the elevations, and therefore provides visual relief.

Staff has conducted a field inspection of the property and is of the opinion that the proposed development would not negatively impact the surrounding properties or aesthetics of the neighborhood. There are several 2-story residences in the area so it would not appear out of place or obtrusive. Privacy impacts should be limited because the proposed second floor areas have greater side setbacks than required by code, or recommended by the design guidelines (5 ft. required; 10 ft. average recommended; 10 ft. – 16ft. average proposed). The second floor of the rear building is set back 20 ft. from the rear property line.

### **ALTERNATIVES**

If the variance and minor modification are denied, it would prevent additional units from being constructed at the rear of the existing structure since 10 ft. parkway landscaping would be required. An addition to the front unit could be constructed with approval of a design review.

If the variance/minor modification and design reviews are denied, neither portion of the proposed project would be allowed. The applicant could not submit substantially the same type of design for six months.

### **ENVIRONMENTAL DETERMINATION**

The project is exempt from the provisions of the California Environmental Quality Act.

### **CONCLUSION**

With exception of the requested variance and minor modification, the proposed construction satisfies all applicable code requirements and residential design guidelines. Architectural articulation is provided through a variety of roof and wall planes. The original intent of the landscaped parkway was to provide visual relief for developments where driveways are typically longer. Approval of the variance to eliminate driveway landscaping would not result in a negative visual impact since no change to the front half of the lot is proposed. Approval of the minor modification for a 12 ft. wide driveway will still provide adequate circulation and access for three units.

Attachments: Draft Planning Commission Resolution

Exhibit "A" - Draft Findings

Exhibit "B" - Draft Conditions of Approval

Applicant's Project Description and Justification

Zoning/Location Map

Plans

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cc: Deputy City Mgr.-Dev. Svs. Director  
Acting City Attorney  
Sr. Deputy City Attorney  
City Engineer  
Fire Protection Analyst  
Staff (4)  
File (2)

LamTristan Nguyen  
12461 Merrill Street  
Garden Grove, CA 92840

**RESOLUTION NO. PC-04-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF COSTA MESA APPROVING PLANNING  
APPLICATION PA-04-17**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY  
RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by LamTristan Nguyen, representing Nguyen and Dhong General Partnership, the property owner with respect to the real property located at 1992 Anaheim Avenue, requesting approval of a variance from driveway landscaping requirement (10 ft. required; 0 ft. proposed), design review for a second floor addition to an existing residence and to construct a new, two-story duplex at the rear of the lot, and a minor modification for driveway width (16 ft. required; 12 ft. proposed), in the R2-HD zone; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on September 13, 2004.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", and subject to the conditions contained in Exhibit "B", the Planning Commission hereby **APPROVES** Planning Application PA-04-17 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Planning Application PA-04-17 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B". Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

**PASSED AND ADOPTED this 13<sup>th</sup> day of September, 2004.**

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Chair, Costa Mesa Planning Commission

STATE OF CALIFORNIA   )  
  )ss  
COUNTY OF ORANGE    )

I, Kimberly Brandt, acting secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on September 13, 2004, by the following votes:

AYES:       COMMISSIONERS

NOES:       COMMISSIONERS

ABSENT:     COMMISSIONERS

ABSTAIN:    COMMISSIONERS

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Acting Secretary, Costa Mesa  
Planning Commission

**EXHIBIT "A"****FINDINGS**

- A. The information presented substantially complies with section 13-29(g)(1) of the Costa Mesa Municipal Code in that special circumstances applicable to the property exist to justify granting of the variance from parkway landscaping requirements. Strict application of the zoning ordinance would deprive the property owner of privileges enjoyed by owners of other property in the vicinity under identical zoning classification. Specifically, the existing house precludes providing both the required minimum driveway width and driveway parkway landscaping. The original intent of the driveway landscaping was to provide visual relief for driveways serving multiple-family and common-interest developments where driveways are often longer. The shorter depth of this lot will not create a negative visual impact. The deviation granted is the minimum necessary to accommodate the proposed development and does not constitute a grant of special privileges inconsistent with the limitation upon other properties in the vicinity and zone in which the property is located.
- B. The information presented substantially complies with section 13-29(g)(6) of the Costa Mesa Municipal Code in that the improvement will not be materially detrimental to the health, safety and general welfare of persons residing or working within the immediate vicinity of the project or to the property and improvements within the neighborhood. Specifically, the minor modification for a 12 ft. wide driveway will not negatively impact on- or off-site circulation/access. The 12 ft. width will still provide adequate circulation and access for three units.
- C. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(14) in that the project complies with the City of Costa mesa Zoning Code and meets the purpose and intent of the Residential Design Guidelines, which are intended to promote design excellence in new residential construction, with consideration being given to compatibility with the established residential community. This minor design review includes site planning, preservation of overall open space, landscaping, appearance, mass and scale of structures, location of windows, varied roof forms and roof plane breaks, and any other applicable design features.
- D. The proposed project complies with Costa Mesa Municipal Code Section 13-29 (e) because:
- The proposed development and use is compatible and harmonious with uses both on site as well as those on surrounding properties.
  - Safety and compatibility of the design of the buildings, parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
  - The project is consistent with the General Plan.
  - The planning application is for a project-specific case and does not establish a precedent for future development.
  - The cumulative effects of all planning applications have been considered.



- E. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA.
- F. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.
- G. The rear building of this development is at an excessive distance from the street, but the plan does not lend itself to fire apparatus access or placement of an on-site fire hydrant. Problems associated with the depth of buildings on the property can be somewhat reduced by installation of a residential sprinkler system.

**EXHIBIT "B"****CONDITIONS OF APPROVAL**

- Plng. 1. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suites, buildings, etc., shall be blueprinted on the site plan and on all floor plans in the working drawings.
2. Prior to issuance of building permits, applicant shall contact the US Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape plan, and/or floor plan.
3. The subject property's ultimate finished grade level may not be filled/raised in excess of 30" above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable onsite stormwater flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public storm water facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties.
4. To avoid an alley-like appearance, if the driveway is paved with asphalt, it shall be developed without a center concrete swale. Design shall be approved by the Planning Division.
5. The applicant shall contact AT&T/Broadband Cable Television of Costa Mesa at 200 Paularino, Costa Mesa, (888.255.5789) prior to issuance of building permits to arrange for pre-wiring for future cable communication service.
6. The conditions of approval and ordinance or code provisions and special district requirements of Design Review PA-04-17 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
7. The applicant shall contact the Planning Division to arrange for an inspection of the site prior to the release of utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
8. Show method of screening for all ground-mounted equipment (backflow prevention devices, Fire Department connections, electrical transformers, etc.). Ground-mounted equipment shall not be located in any landscaped setback visible from the street, except when required by applicable uniform codes, and shall be screened from view, under the direction of Planning staff.

9. Grading, materials delivery, equipment operation, and other construction-related activity shall be limited to between the hours of 7 a.m. and 8 p.m., Monday through Friday, and 8 a.m. to 6 p.m. Saturday. Construction is prohibited on Sundays and federal holidays. Exceptions may be made for activities that will not generate noise audible from off-site, such as painting and other quiet interior work.
- Eng 10. At the time of development, maintain the public right-of-way in a "wet-down" condition to prevent excessive dust and remove any spillage from the public right-of-way by sweeping or sprinkling.

PLANNING DIVISION - CITY OF COSTA MESA

DESCRIPTION/JUSTIFICATION

Application #: PA-04-17

Environmental Determination:

Address:

1992 ALAHEIM AVE. COSTA MESA.

1. Fully describe your request:

- REMODELING E. UNIT (FRONT) FROM 2 BEDROOMS (1-STORY) TO BE 3 BEDROOMS (2-STORY)
- PROPOSAL TWO NEW UNITS @ REAR W/ 2 BEDROOMS & 1-CAR GARAGE.

2. Justification

A. For a Conditional Use Permit or Minor Conditional Use Permit: Describe how the proposed use is substantially compatible with uses permitted in the same general area and how the proposed use would not be materially detrimental to other properties in the same area.

B. For a Variance or Administrative Adjustment: Describe the property's special circumstances, including size, shape, topography, location or surroundings that deprive the property of privileges enjoyed by other properties in the vicinity under the identical zoning classification due to strict application of the Zoning Code.

3. This project is: (check where appropriate)

- ☒ In a flood zone. ☐ In the Redevelopment Area.  
☐ Subject to future street widening. ☐ In a Specific Plan Area.

4. I have reviewed the HAZARDOUS WASTE AND SUBSTANCES SITES LIST published by the office of Planning and Research and reproduced on the rear of this page and have determined that the project:

☐ Is not included in the publication indicated above.

☐ Is included in the publication indicated above.

  
Signature

APRIL 12, 2004  
Date

# 1992 Anaheim Avenue

## Zoning/Location Map

YORKSHIRE



### Legend

- ☐ Selected Features
- Street Names
- Parcel Lines
- City Boundary
- Zoning
- Other
- Administrative & Professional
- Local Business
- Local Business & School
- General Business Commercial Limited
- Institutional & Recreational
- Institutional & Recreational - School
- General Industrial
- Industrial Park
- OCFD
- Off Street Parking
- Planned Development Commercial

# 1992 Anaheim Ave.

Aerial Photograph



## Legend

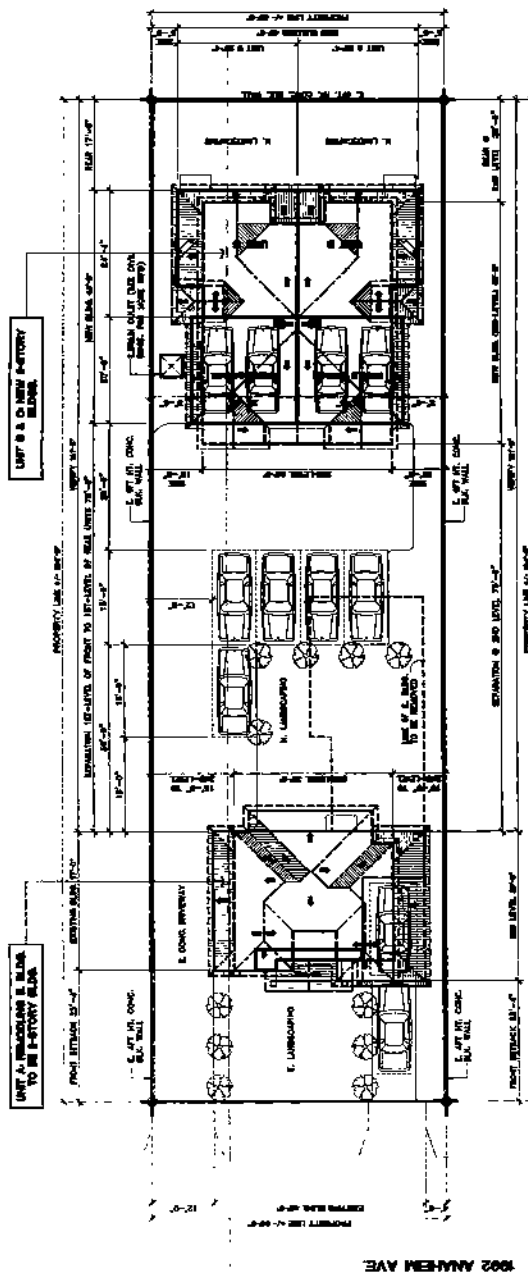
- ☐ Selected Features
- Street Names
- Parcel Lines
- City Boundary
- Ortho Photography
- Parcels

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REMODELING FRONT UNIT TO BE 2-STORY (3 BEDROOMS)  
& PROPOSAL NEW 2 REAR UNITS 2- STORY (2 BEDROOMS  
W/ 2-CAR GARAGE)

OWNER: NGUYEN & DUONG GENERAL PARTNERSHIP  
PROJECT SITE: 1992 ANAHEIM AVE., CITY OF COSTA MESA, CA

LEGAL DESCRIPTION: LOT 12 IN BLOCK F OF TRACT No. 1480, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIF., AS PER MAP RECORDED IN BOOK 48, PAGE 15, INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



DRIVEWAY & PARKING - 3298+198- 9894  
LOT COVER-3694+3012 (Fr Area)-9906 -- 60.00%  
OPEN SPACE-1009.5-6606-4404.00 --- 40.0%

# Design 1 SITE PLAN & ROOF PLAN

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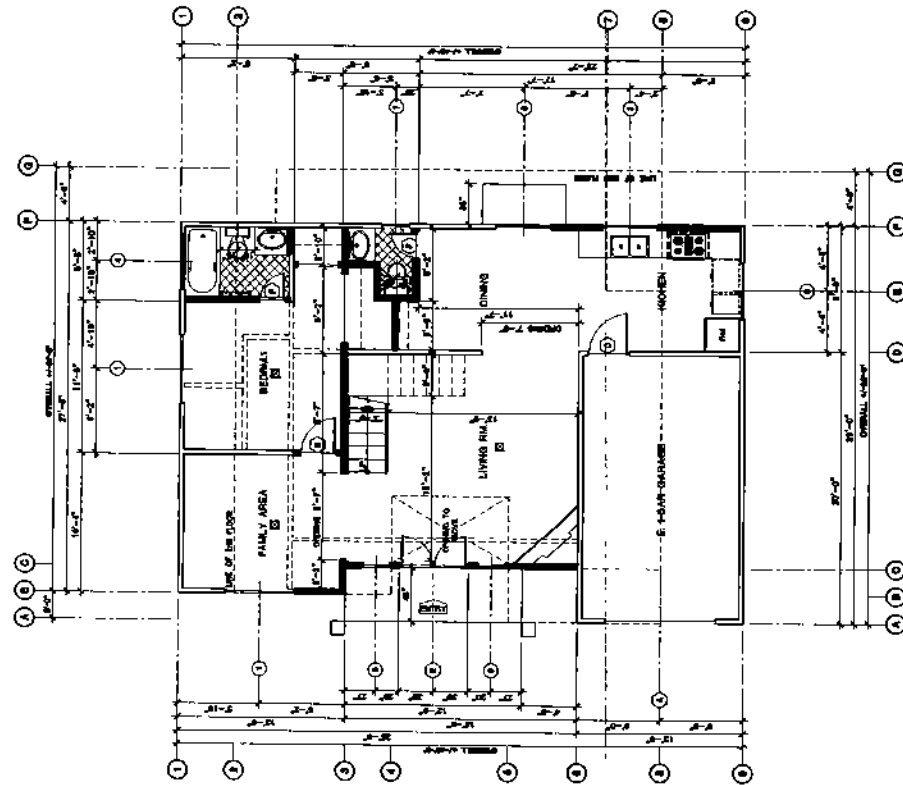
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FIRE INDEX		FIRE DEPARTMENT		FIRE ALARM		FIRE ENGINE		FIRE TENDER		FIRE TRUCK		FIRE LADDER		FIRE PUMP		FIRE HYDRANT		FIRE EXTINGUISHER		FIRE SMOKE		FIRE ALARM		FIRE ENGINE		FIRE TENDER		FIRE TRUCK		FIRE LADDER		FIRE PUMP		FIRE HYDRANT		FIRE EXTINGUISHER		FIRE SMOKE	
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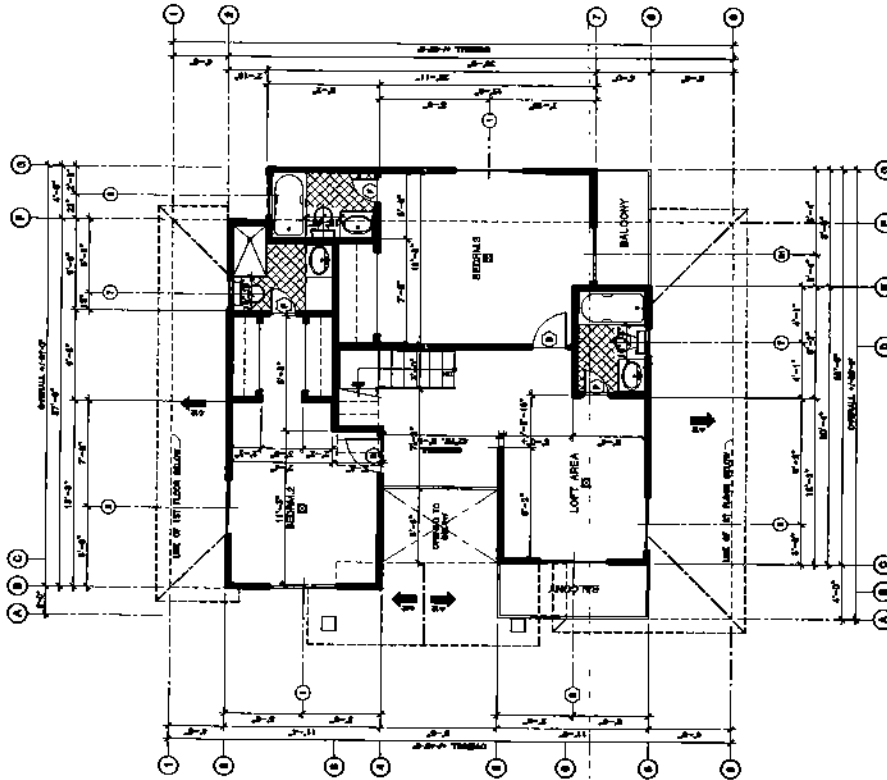






**FIRST FLOOR PLAN (FRONT UNIT)**

ENTIRE 1st FLOOR WALL  
 ENTIRE 1st FLOOR WALL TO BE REMOVED  
 NEW 1st FLOOR WALL



**SECOND FLOOR PLAN (FRONT UNIT)**

ENTIRE 2nd FLOOR WALL  
 ENTIRE 2nd FLOOR WALL TO BE REMOVED  
 NEW 2nd FLOOR WALL

**DOORS SCHEDULE**

NO.	TYPE	LOCATION	FINISH
1	6'-0" x 2'-0"	LOFT AREA	ALUMINUM
2	6'-0" x 2'-0"	LOFT AREA	ALUMINUM
3	6'-0" x 2'-0"	LOFT AREA	ALUMINUM
4	6'-0" x 2'-0"	LOFT AREA	ALUMINUM
5	6'-0" x 2'-0"	LOFT AREA	ALUMINUM
6	6'-0" x 2'-0"	LOFT AREA	ALUMINUM
7	6'-0" x 2'-0"	LOFT AREA	ALUMINUM
8	6'-0" x 2'-0"	LOFT AREA	ALUMINUM
9	6'-0" x 2'-0"	LOFT AREA	ALUMINUM
10	6'-0" x 2'-0"	LOFT AREA	ALUMINUM
11	6'-0" x 2'-0"	LOFT AREA	ALUMINUM
12	6'-0" x 2'-0"	LOFT AREA	ALUMINUM
13	6'-0" x 2'-0"	LOFT AREA	ALUMINUM
14	6'-0" x 2'-0"	LOFT AREA	ALUMINUM
15	6'-0" x 2'-0"	LOFT AREA	ALUMINUM
16	6'-0" x 2'-0"	LOFT AREA	ALUMINUM
17	6'-0" x 2'-0"	LOFT AREA	ALUMINUM
18	6'-0" x 2'-0"	LOFT AREA	ALUMINUM
19	6'-0" x 2'-0"	LOFT AREA	ALUMINUM
20	6'-0" x 2'-0"	LOFT AREA	ALUMINUM

**WINDOWS SCHEDULE**

NO.	TYPE	LOCATION	FINISH
1	6'-0" x 2'-0"	LOFT AREA	ALUMINUM
2	6'-0" x 2'-0"	LOFT AREA	ALUMINUM
3	6'-0" x 2'-0"	LOFT AREA	ALUMINUM
4	6'-0" x 2'-0"	LOFT AREA	ALUMINUM
5	6'-0" x 2'-0"	LOFT AREA	ALUMINUM
6	6'-0" x 2'-0"	LOFT AREA	ALUMINUM
7	6'-0" x 2'-0"	LOFT AREA	ALUMINUM
8	6'-0" x 2'-0"	LOFT AREA	ALUMINUM
9	6'-0" x 2'-0"	LOFT AREA	ALUMINUM
10	6'-0" x 2'-0"	LOFT AREA	ALUMINUM
11	6'-0" x 2'-0"	LOFT AREA	ALUMINUM
12	6'-0" x 2'-0"	LOFT AREA	ALUMINUM
13	6'-0" x 2'-0"	LOFT AREA	ALUMINUM
14	6'-0" x 2'-0"	LOFT AREA	ALUMINUM
15	6'-0" x 2'-0"	LOFT AREA	ALUMINUM
16	6'-0" x 2'-0"	LOFT AREA	ALUMINUM
17	6'-0" x 2'-0"	LOFT AREA	ALUMINUM
18	6'-0" x 2'-0"	LOFT AREA	ALUMINUM
19	6'-0" x 2'-0"	LOFT AREA	ALUMINUM
20	6'-0" x 2'-0"	LOFT AREA	ALUMINUM

1. THE UNFINISHED INTERIOR WALL SURF. A LAME, ATTACHED SYSTEM.  
 2. THE UNFINISHED INTERIOR WALL SURF. A LAME, ATTACHED SYSTEM.  
 3. THE UNFINISHED INTERIOR WALL SURF. A LAME, ATTACHED SYSTEM.

**PROJECT DATA:**  
 PROJECT: REMODEL & NEW UNITS - REAR & FRONT UNIT  
 CLIENT: HENRY & DUNN GENERAL PARTNERSHIP  
 1000 AVENUE 100, CITY OF KENT, WA, WA  
 98040  
 DATE: 01/11/2011  
 DRAWN BY: J. DUNN  
 CHECKED BY: J. DUNN  
 APPROVED BY: J. DUNN

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	01/11/2011	ISSUED FOR PERMIT



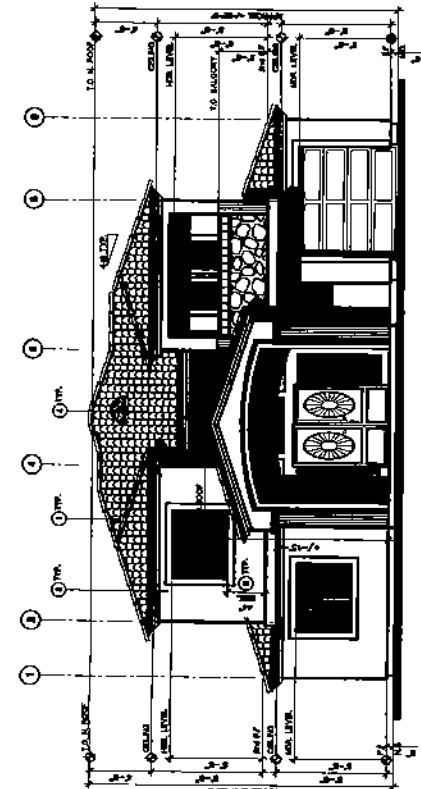
PROJECT DATA  
PROJECT NO. 98-0001  
PROJECT NAME: REAR 2 NEW UNITS & REAR 1 REAR 2 NEW UNITS  
PROJECT LOCATION: 1000 AVENUE AVE., CITY OF COSTA MESA, CA  
DATE: 08/01/98  
DRAWN BY: J. L. HARRIS  
CHECKED BY: J. L. HARRIS  
APPROVED BY: J. L. HARRIS

ELEVATIONS  
(Front Unit)

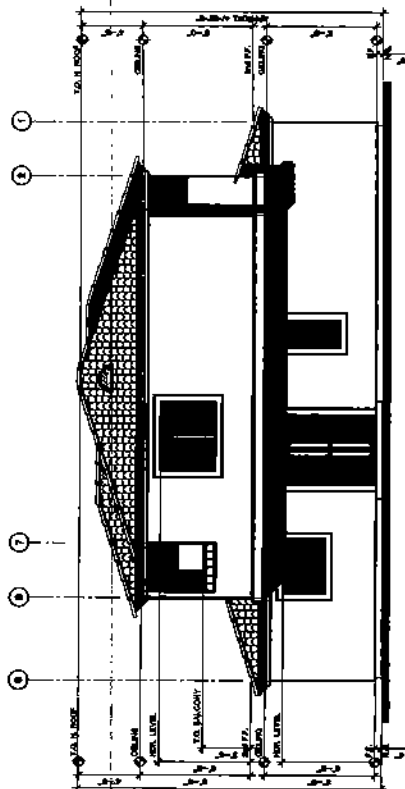
REVISION	DATE	BY	DESCRIPTION
1	08/01/98	J. L. HARRIS	INITIAL DESIGN
2	08/01/98	J. L. HARRIS	REVISIONS
3	08/01/98	J. L. HARRIS	REVISIONS
4	08/01/98	J. L. HARRIS	REVISIONS
5	08/01/98	J. L. HARRIS	REVISIONS
6	08/01/98	J. L. HARRIS	REVISIONS
7	08/01/98	J. L. HARRIS	REVISIONS
8	08/01/98	J. L. HARRIS	REVISIONS
9	08/01/98	J. L. HARRIS	REVISIONS
10	08/01/98	J. L. HARRIS	REVISIONS

PROJECT NO. 98-0001  
PROJECT NAME: REAR 2 NEW UNITS & REAR 1 REAR 2 NEW UNITS  
PROJECT LOCATION: 1000 AVENUE AVE., CITY OF COSTA MESA, CA  
DATE: 08/01/98  
DRAWN BY: J. L. HARRIS  
CHECKED BY: J. L. HARRIS  
APPROVED BY: J. L. HARRIS

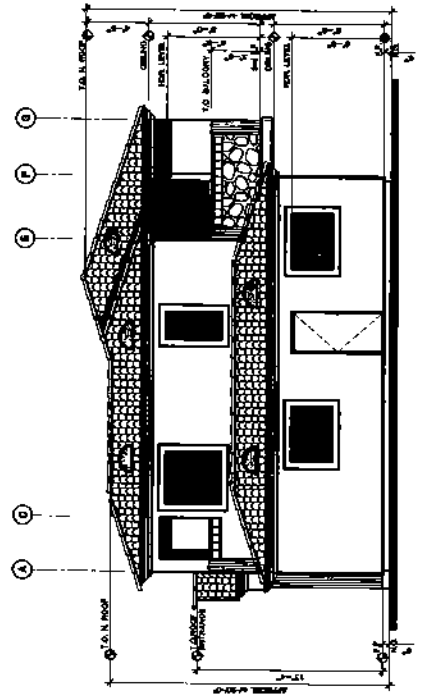
fA3  
OF 8-SHEETS



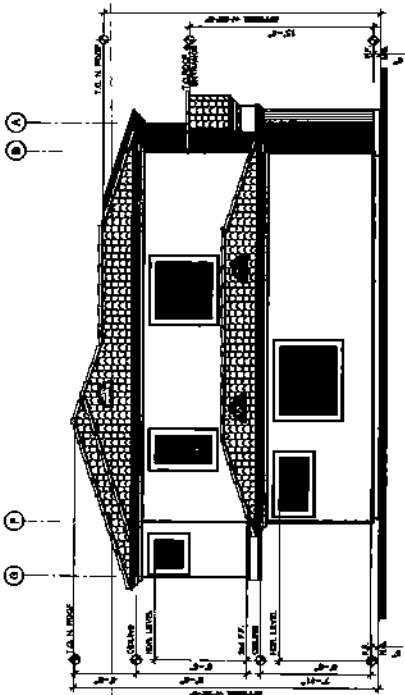
LEFT ELEVATION (WEST) (Front Unit)



RIGHT ELEVATION (EAST) (Front Unit)



LEFT ELEVATION (SOUTH) (Front Unit)



RIGHT ELEVATION (NORTH) (Front Unit)

ELEVATIONS KEY NOTES:  
1. ALL MATERIALS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.  
2. ALL MATERIALS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.  
3. ALL MATERIALS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.  
4. ALL MATERIALS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.  
5. ALL MATERIALS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.  
6. ALL MATERIALS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.  
7. ALL MATERIALS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.  
8. ALL MATERIALS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.  
9. ALL MATERIALS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.  
10. ALL MATERIALS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.



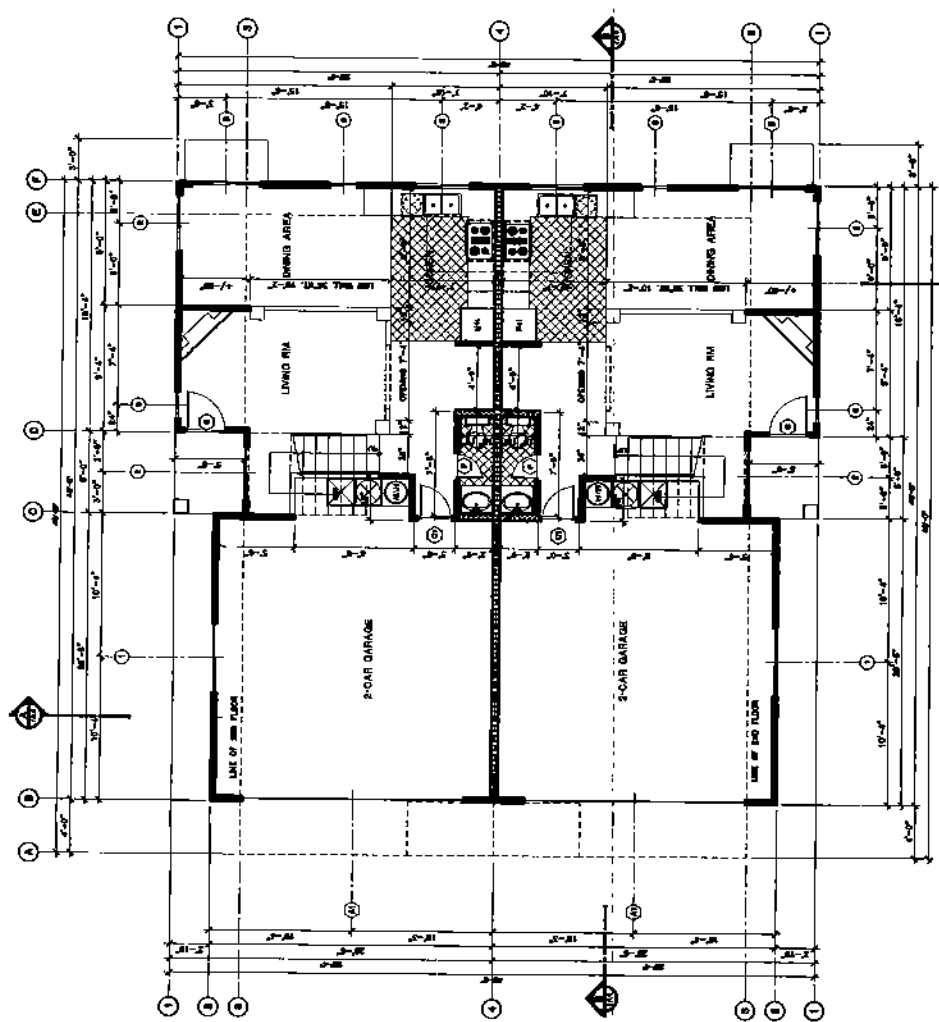


PROJECT DATA:  
PROJECT: REAR UNIT  
CLIENT: NALVEN & DUONG GENERAL PARTNERSHIP  
ADDRESS: 1000 AVENUE 100, CITY OF CENTRA NEGA, CA  
DATE: 01/15/2024  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
APPROVED BY: [Signature]

# FIRST FLOOR PLAN (REAR UNIT)

DATE	BY	REVISION
01/15/2024	[Signature]	1. INITIAL DESIGN
01/22/2024	[Signature]	2. REVISED PER COMMENTS
02/05/2024	[Signature]	3. FINAL APPROVAL

DATE: 01/15/2024  
BY: [Signature]  
CHECKED BY: [Signature]  
APPROVED BY: [Signature]  
SHEET NO. 1 OF 1



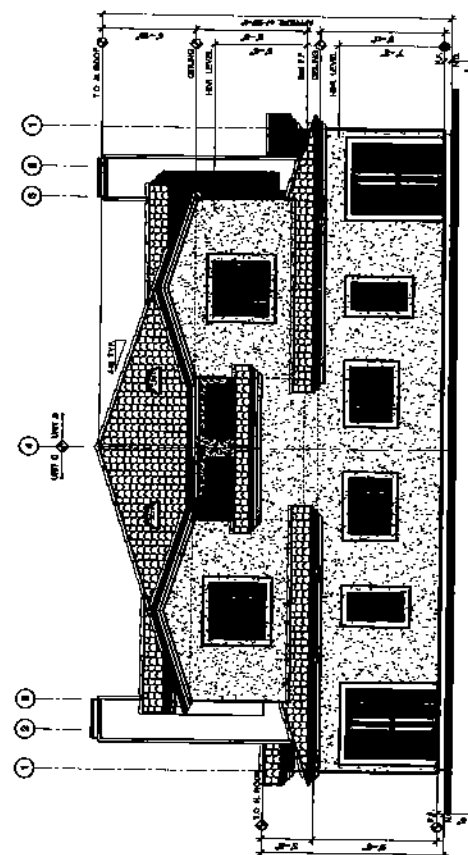
LEGEND:  
- EXTERIOR WALL TO REMAIN  
- EXTERIOR WALL TO BE REMOVED  
- NEW EXTERIOR WALL  
- NEW DOOR OR WINDOW WALL PER PLAN

## FIRST FLOOR PLAN (REAR UNIT)

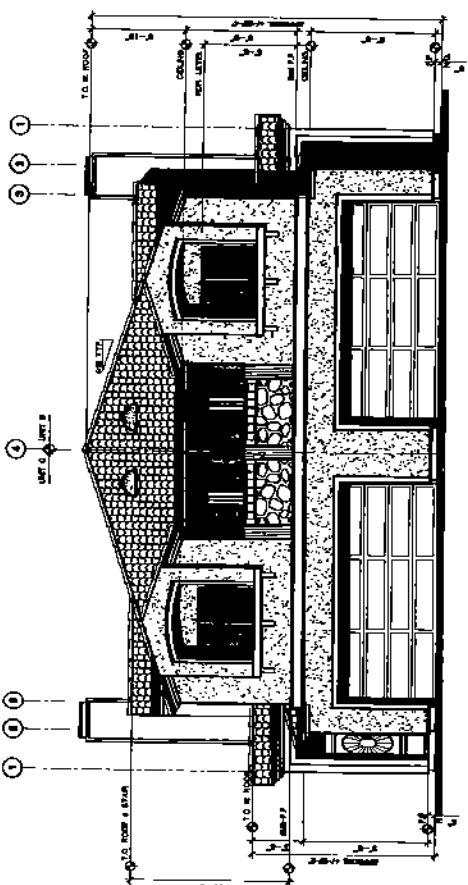
NO.	TYPE	LOCATION	REMARKS
1	DOOR	LIVING AREA	NEW DOOR TO REMAIN
2	DOOR	BEDROOM	NEW DOOR TO REMAIN
3	DOOR	BEDROOM	NEW DOOR TO REMAIN
4	DOOR	BEDROOM	NEW DOOR TO REMAIN
5	DOOR	BEDROOM	NEW DOOR TO REMAIN
6	DOOR	BEDROOM	NEW DOOR TO REMAIN
7	DOOR	BEDROOM	NEW DOOR TO REMAIN
8	DOOR	BEDROOM	NEW DOOR TO REMAIN
9	DOOR	BEDROOM	NEW DOOR TO REMAIN
10	DOOR	BEDROOM	NEW DOOR TO REMAIN

NO.	TYPE	LOCATION	REMARKS
1	WINDOW	LIVING AREA	NEW WINDOW TO REMAIN
2	WINDOW	BEDROOM	NEW WINDOW TO REMAIN
3	WINDOW	BEDROOM	NEW WINDOW TO REMAIN
4	WINDOW	BEDROOM	NEW WINDOW TO REMAIN
5	WINDOW	BEDROOM	NEW WINDOW TO REMAIN
6	WINDOW	BEDROOM	NEW WINDOW TO REMAIN
7	WINDOW	BEDROOM	NEW WINDOW TO REMAIN
8	WINDOW	BEDROOM	NEW WINDOW TO REMAIN
9	WINDOW	BEDROOM	NEW WINDOW TO REMAIN
10	WINDOW	BEDROOM	NEW WINDOW TO REMAIN

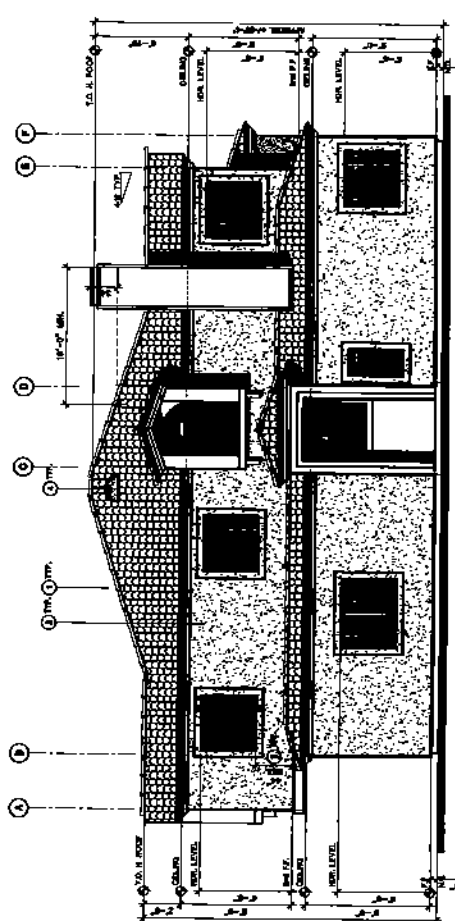
GENERAL NOTE:  
1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.



**REAR ELEVATION (EAST) (Rear Unit B&C)**



FRONT ELEVATION (WEST)(Rear Unit B&C)



**LEFT & RIGHT ELEVATION (NORTH & SOUTH) (Rear Unit B&C)**

### ELEVATIONS KEY NOTES:

ROOM (MATERIAL) CLASS TO BE USED ON BLANK A  
OR EXISTING TO NEW  
BLANK A TO NEW  
CONSTRUCTION BLANK A TO NEW

THE LITIGANT MUST  
NOT ENTER TO PRACTICE LAW, BUT MUST  
BE A MEMBER OF THE BAR.

[illegible]

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED  
DATE 01-21-2009 BY 60322 UCBAW/SJS

[illegible][illegible]

ONLY INCLUDE  
STILL AND COPY TO BE RETURNED BY OWNER.

ROOM AREA	80-SQ
ACQUIRED/100	99-99
TOYOTA TOTAL VEH. AREA	80-SQ

NEW WINDOW ON BRK FOR PLUM - PATCH STUCCO (EXTENSION MATERIAL) TO  
THE CORNER.